



## Kendal

**£170,000**

67 Calder Drive, Kendal, Cumbria, LA9 6LR

67 Calder Drive is a ground floor flat, located in a quiet and secluded residential area, nestled on the northern fringes of Kendal. Boasting easy accessibility to various local amenities such as a Spar, Post Office, and playfields and a kids park. Nearby to major supermarkets including Morrisons, Aldi and Sainsbury's.

The accommodation is easy to manage with a private entrance porch through into the hallway, a bright living room, a kitchen, two bedrooms and a bathroom. Outside, the property benefits from a private garden beautifully landscaped and there is also an allocated parking space.

### Quick Overview

- Ground floor flat
  - Bright & airy living room
  - Kitchen with aspect to the rear garden
  - Two bedrooms
  - Shower room
  - Located in a quiet residential location
  - Private large rear garden
  - Allocated parking space
- Will appeal to a wide range of purchasers



2



1



1



C



Openreach &  
Fibrus



Allocated parking  
Space

Property Reference: K6820



Living Room



Living Room



Kitchen



Bedroom 1

**Location:** Exiting Kendal onto Sedbergh Road, make a left onto Sandylands Road. Then, take the second right onto Calder Drive, where you'll find number 67 set back on your left-hand side from the road.

**Property Overview:** An immaculate and well-presented two bedroom ground floor flat located in a quiet residential location. Boasting private garden and allocated parking, the property will most likely appeal to a wide range of purchasers including first time buyers, couples and rental investors.

Stepping in to the property, you are greeted by a private porch and a glazed door through into the hallway with a useful under stairs cupboard for everyday storage.

The living room is a great size with patio doors leading to the private rear garden. There is a door leading to the kitchen.

Fitted with a range of wall, base and drawer units and complementary working surfaces with inset stainless steel sink. There is space for a cooker, upright fridge/freezer and plumbing for a washing machine. Wall-mounted gas fired boiler.

Bedroom one and two both have outlooks over the front aspect. Bedroom one is a good-sized double room whilst bedroom two is a sizeable single which could also be utilised as a home study.

Completing the picture is the shower room with a three piece suite comprising of; a double walk-in shower, pedestal wash hand basin and W.C.

Accommodation with approximate dimensions:  
Entrance Porch

Hallway

Living Room

14' 3" x 11' 4" (4.34m x 3.45m)

Kitchen

8' 11" x 7' 9" (2.72m x 2.36m)

Bedroom One

12' 3" x 9' 4" (3.73m x 2.84m)

Bedroom Two

8' 7" x 6' 7" (2.62m x 2.01m)

Shower Room

**Outside:** At the rear of the property, a large garden awaits, beautifully landscaped to offer lawns adorned with vibrant shrub borders and inviting paved patio seating areas. There is also a gate to the rear and a timber shed.

The garden is fully enclosed, creating a secure environment suitable for both children and pets to play freely and safely amidst the natural surroundings.

Close by there is an allocated parking space.

**Tenure:** Leasehold - Term: From and including 1 January 1975 to and including 31 December 2099.

Ground Rent: 25.00 per annum payable to Barratt Homes.

**Services:** Mains gas, water and electricity.

**Council Tax:** Westmorland & Furness Council - Band B

**Viewings:** Strictly by appointment with Hackney & Leigh Kendal Office.

**Energy Performance Certificate:** The full Energy Performance Certificate is available on our website and also at any of our offices.



Bedroom 2/Office



Shower Room



Garden

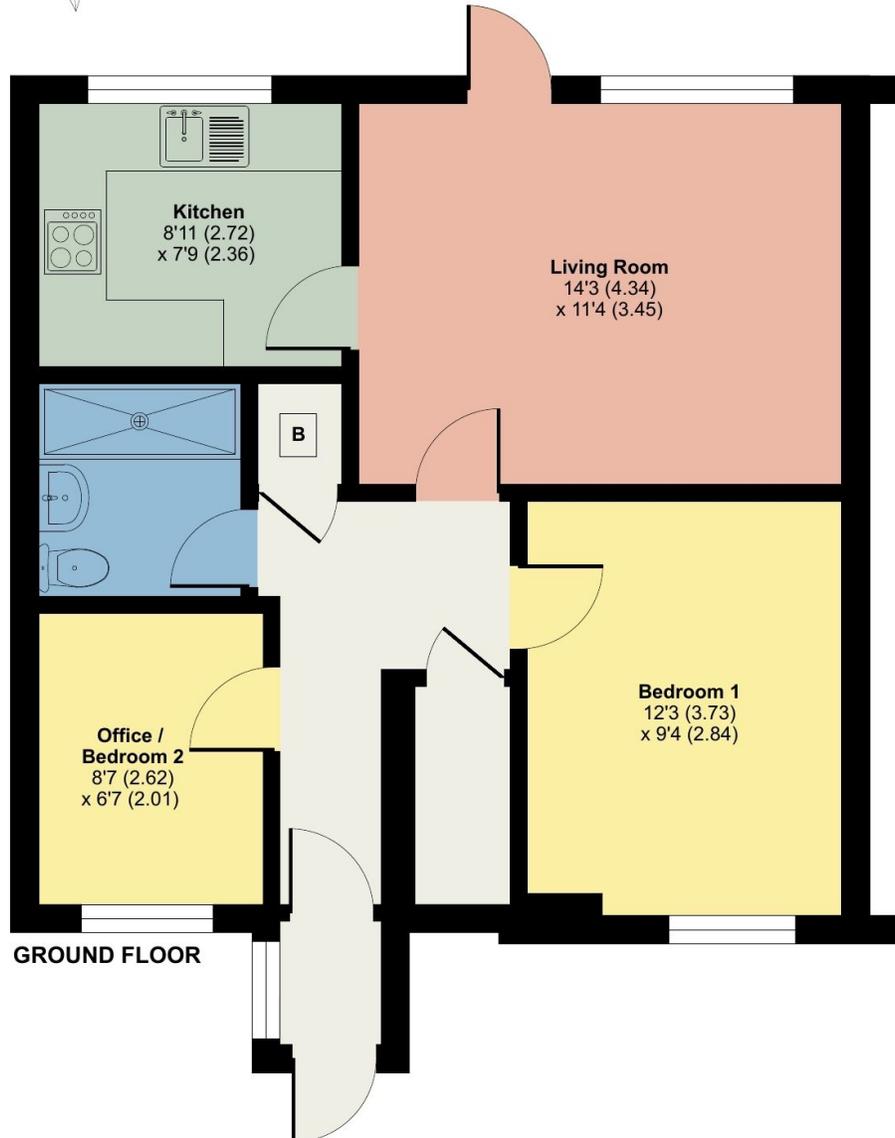


Garden

# Calder Drive, Kendal, LA9

Approximate Area = 584 sq ft / 54.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Hackney & Leigh. REF: 1108809

A thought from the owners... “This is a very light, bright place to live, with a lovely outdoor space”.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 13/04/2024.

Request a Viewing Online or Call 01539 729711